



Colliers

# Entitled Luxury Garage Condominium Opportunity

For Sale

**2.25± AC**

**Fort Myers, FL**

Price Reduced:

**\$1,050,000**

(\$10.71/SF)

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Colliers

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## Motorcourt at Page Field

**Excellent development opportunity in  
Southwest Florida.**

With entitlements for 26 units, Colliers, the owner's exclusive advisor, is happy to announce the sale of Motorcourt at Page Field, a 2.25± acre luxury garage condominium opportunity. This site is strategically located next to Page Field, the top general aviation and business airport in Southwest Florida.

This is a unique opportunity to purchase an asset and start construction quickly. Adopting all entitlements and plans can save years of time. This location provides convenient access to Fort Myers, Sanibel and Captiva, Cape Coral, Estero and Bonita Springs.

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Accelerating success.

# For Sale

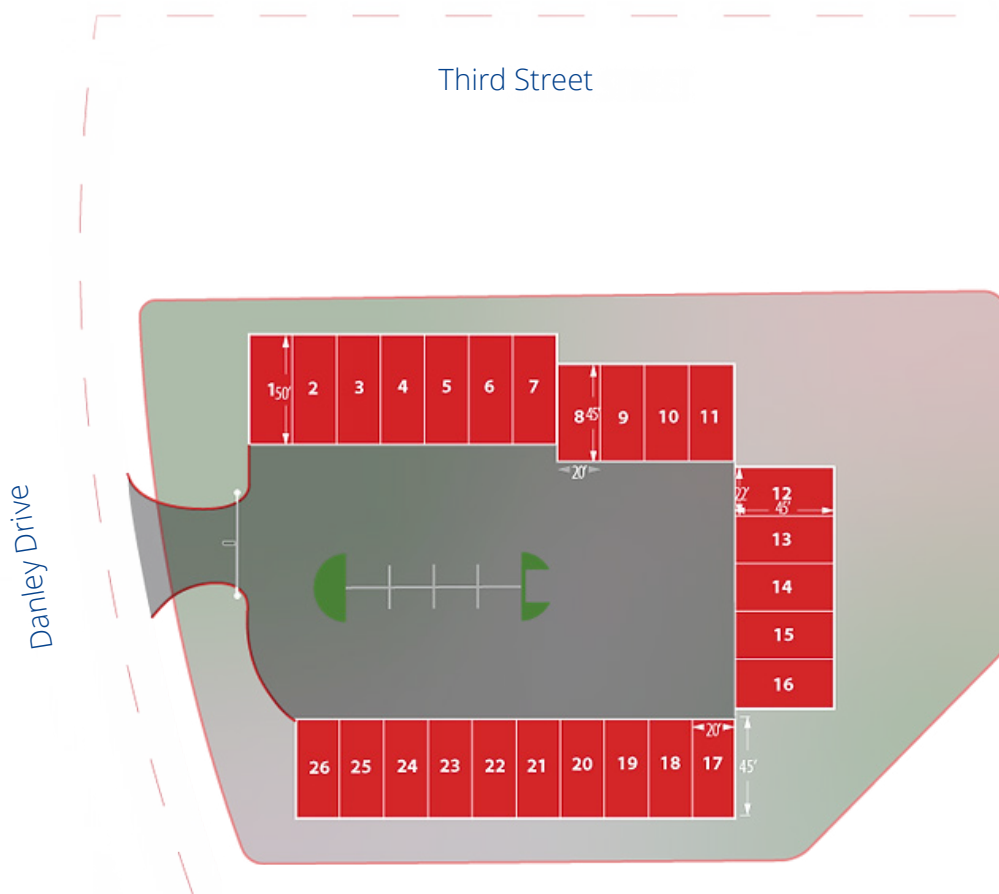
## 2.25± AC Entitled Luxury Automotive Condo Opportunity

### Site Specifications

Parcel ID:	12-45-24-01-00001.0040
Total Site Area:	2.25± AC
Zoning:	IPD
Location:	406 Danley Dr., Fort Myers, FL 33907
Development Order:	<a href="#">Click here</a> to access the site improvement document
Plans:	<a href="#">Click here</a> to access the architectural drawings
Entitled Units:	26
Price:	<del>\$1,350,000 (\$13.71 PSF)</del> \$1,050,000 (\$10.71 PSF)



### Site Plan





Cape Coral

Downtown Fort Myers

Fort Myers High School

Fort Myers Country Club

Veronica Shoemaker Blvd.

Winkler Ave.

Fowler St.

Colonial Blvd.

41



Subject

Boy Scout Dr.

Plantation Rd.

Summerlin Rd.

Metro Pkwy.

Villas

Six Mile Cypress

Daniels Pkwy.



154,211  
Population (5-Miles)  
2024



2.2%  
Projected  
Population  
Growth 2028



\$93,049  
Average  
Household  
Income  
(5-Mile Radius)



3.3%  
SWFL Unemployment  
Rate (1Q 2024)



IPD  
Zoning  
(Lee County)



26  
Units



Just steps from  
Page Field



I-75  
11 Min. Drive